

459 Pioneer Rd

Inclusions, Exclusions, and Upgrades

Included

Guest House

- Queen bed and mattress.
- Full sets of linens and vintage towels for Airbnb use.
- 3 bar stools.
- Vintage nightstand.
- 2 vintage table/desk lamps.
- Oversize writing desk with acrylic topper.
- Desk chair.
- Vintage pots and pans.
- Kitchen utensils and dishes.
- Vintage microwave.
- Amber swag lamp.
- 8 vintage macrame wall hangings.
- Projector with 100" pull-down screen.
- Armchair.
- Swivel bookshelf.
- 1 oversize gold table lamp.
- Angled corner book shelf.
- Vintage record player and records.
- 6 oversize woven pillows.
- Undercabinet refrigerator.
- Astrological globe bar.
- Custom curtains.

Main House

- LG refrigerator.
- Café gas range/convection oven.
- Sunbeam vintage curved sofa.
- West Elm sideboard.
- West Elm leather arm chair and ottoman.
- King bed and mattress with vintage headboard in primary bedroom.
- Full bed and mattress in downstairs bedroom.
- 252cc gas snowblower.

- Vintage Lane cedar-lined storage chest.
- Vintage Lane Acclaim guitar pick triangle end table.
- 1 oversize gold table lamp.
- Gardening and outdoor maintenance supplies, including wheelbarrow, rakes, shovels, trimmers, etc.
- Vintage mid-century planter box in living room.
- Swag lamp in dining room.
- Vintage MCM dining table with 2 leaves.
- LG projector and 80" screen.
- Washer and dryer.
- 2 floating end tables in primary bedroom.
- Cooking equipment and utensils.
- Nest thermostat.
- Ring doorbell.

Excluded

Guest House

- JBL bookshelf speakers.
- Marantz stereo receiver.
- Vintage whiskey decanters.
- Large Elevator Bank sculpture.

Main House

- Small Elevator Bank sculpture.
- 3-bay Paul Cadoious Royal System wall unit with original speakers.
- Disco ball.
- Vocal booth.
- Adirondack chairs, side table, and stool on the main deck.
- Two black stumps.
- Black metal dining set.
- Hammock.
- Indoor dining chairs.
- Dining rug.
- Loft rug.
- Wooden stool in the primary bathroom.

Upgrades

Guest House

- LVP floors and new carpet (2021).

- Asphalt driveway (2022).
- Gas insert fireplace (2021).
- Mitsubishi minisplit AC/heating unit (2023).
- Deck rebuild (2023).
- New hot tub pumps (2024).

Main House

- Newly built deck (2025).
- New electrical panel and outlets (2024).
- Generac backup generator, 10kw (2024).
- Central air system and blower (2022).
- Mitsubishi minisplit AC unit (2022).
- GE range hood (2025).
- Hardwood laminate flooring on main level (2025).

Note

- Dates are approximate and can be specifically confirmed.